

A G E N D A

BUILDING COMMITTEE

February 12, 2003
11:00 A.M. OPS Conference Room
1st Floor Mason Building

STATE ADMINISTRATIVE BOARD

February 18, 2003
11:00 A.M. Senate Appropriations Room
3rd Floor Capital

MODIFICATION TO UTILITY AGREEMENT

1. DEPARTMENT OF CORRECTIONS, ST. LOUIS – St. Louis Correctional Facility – Level V Prison – Modifications to Utility Agreement – Construct a 12,470 kv Electrical Substation
File No. 472/94249.EEW – Index No. 52009
City of St. Louis, St. Louis; Modification No. 4, Incr. \$400,000.00

REVISIONS TO CONSTRUCTION CONTRACTS

2. DEPARTMENT OF MANAGEMENT AND BUDGET, DIMONDALE – State Secondary Complex – Conversion of Warehouse to Office Space
File No. 071/99642.JRC – Index No. 53066
The Christman Company, Lansing; CCO No. 13, Incr. \$287,574.48
3. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Ionia Street Ramp – New Construction
File No. 071/01306.RCH – Index No. 11367
Kares Construction Company, Charlotte; CCO No. 4, Incr. \$55,098.95
4. FAMILY INDEPENDENCE AGENCY, WHITMORE LAKE – W.J. Maxey Training School – 300 Bed Addition
File No. 431/95132.EEW – Index No. 53005
Clark Construction Company, Lansing; CCO No. 17, Incr. \$23,463.00
5. DEPARTMENT OF TRANSPORTATION, DETROIT – Metro Region Office Building – Expansion and Renovation
File No. 591/99620.HRB – Index No. 55500
SG Construction Services, LLC, Brighton; CCO No. 7, Incr. \$18,361.00
6. DEPARTMENT OF AGRICULTURE, EAST LANSING – Animal Health and Diagnostic Laboratory – Phase II Laboratory Building
File No. 791/00301.DCS – Index No. 53073
Granger Construction Company, Lansing; CCO No. 8, Incr. \$31,725.00
7. DEPARTMENT OF ENVIRONMENTAL QUALITY, EATON COUNTY – AE Hoover Site – Soil Stabilization
File No. 761/01362.ERD – Index No. 47968
M.L. Chartier, Inc., Fair Haven; CCO No. 5, Incr. \$188,572.26

8. DEPARTMENT OF ENVIRONMENTAL QUALITY, WHITEHALL – White Lake Tannery Bay – Sediment Dredging
File No. 761/02111.ERD – Index No. 37447
Williams Environmental Services, Inc., Stone Mountain, GA; CCO No. 1, Incr. \$500,000.00
9. DEPARTMENT OF ENVIRONMENTAL QUALITY, MUSKEGON – Zephyr North Sol Refinery – Installation & Operation of Groundwater and Free Product Collection System
File No. 761/98333.AGY – Index No. 47814
Superior Environmental Corporation, Marne; CCO No. 8, Incr. \$133,342.62

LEASES FOR PRIVATE PROPERTY

10. DEPARTMENT OF STATE POLICE, FLINT – New lease (#10890) from November 1, 2002, through October 31, 2006 with G & K Associates, a Michigan Co-Partnership, 3407 Torrey Road, Flint, Michigan 48532, for 650 square feet of warehouse space located at 2063 Linden Road, Flint. The annual per square foot rental rate for this space is \$5.53 (\$300.00 per month). This rate does not include electricity, heating and cooling, janitorial services and supplies, tubes and bulbs, telecommunications or alarm. This lease contains two five-year renewal options effective November 1, 2006 through October 31, 2011. The annual square foot rental rate for this space is \$8.31 (\$450.00 per month). Effective November 1, 2011 through October 31, 2016, the annual per square foot rental rate for this space is \$11.08 (\$600.00 per month). This space provides warehouse space for crime evidence and is adjacent to the State Police Post. This lease contains a 60-day standard cancellation. The Michigan State Police currently occupy this space under a Rental Agreement. The Attorney General has approved this lease as to legal form. Source of Funds: 100% General Fund.
11. DEPARTMENT OF BUREAU OF WORKER'S & UNEMPLOYMENT COMPENSATION, CANTON – Renewal/extension of lease #4587, from January 1, 2003, through September 30, 2004, with James M. Jabara, DBA JOG Investments, 496 West Ann Arbor Trail, Suite 204, Plymouth, Michigan 48170, for 10,560 square feet of office space and 99 common parking spaces located at 8775 Ronda Drive, Canton, Michigan. The annual per square foot rental rate for this space is \$13.50 per square foot, (\$11,880.00 per month). This rate does not include heat, electricity, water/sewer, or janitorial services and supplies, replacement of tubes/bulbs, snow removal, trash removal or pest control. Effective 3-1-03 and every subsequent 3-1, any increase or decrease in real estate taxes per annum will be adjusted and paid on an annual basis. This lease contains no renewal options and has a 90-day standard cancellation. This space provides workstations for 30 employees. The Attorney General has approved this lease as to legal form. Source of Funds: 100% Federal Funds.

12. DEPARTMENT OF STATE, BEULAH – Renewal of lease (#1847) from February 1, 2003, through January 31, 2008, with John W. and Katherine L. Miller, Husband and Wife, 1490 Silver King Drive, Aspen Colorado 81661, for 1,000 square feet of office space and 11 parking spaces located at 230 North Michigan Avenue, Beulah. The annual per square foot rental rate for this space is \$10.80 (\$900.00 per month). This rate does not include heat, electric, water/sewer, janitorial, trash removal, replacement of tubes and bulbs, 50% of snow removal costs, telecommunications and alarm system monitoring. Effective June 15, 2003, and every subsequent June 15, 2004 any increase or decrease in real estate taxes per annum will be adjusted and paid on an annual basis. This space provides workstations for 2 employees. This lease has a standard cancellation, with 60 days notice. The Attorney General has approved this lease as to legal form. Source of Funds: 93% Restricted General Funds; 7% General Fund.
13. DEPARTMENT OF STATE, REMUS – Renewal of lease (#2697) from June 1, 2003, through May 31, 2008, with Edward R. and Tina M. Kelley, Husband and Wife, 18958 8 Mile Road, Stanwood, MI 49346, for 697 square feet of office space and 10 parking spaces located at 450 Sheridan Avenue, Remus. The annual per square foot rental rate for this space is \$6.89 (\$400.19 per month). This rate does not include heating, cooling, electricity, janitorial services and supplies, telecommunications. Effective June 15, 2003, and every subsequent June 15 any increase or decrease in real estate taxes per annum will be adjusted and paid on an annual basis. This lease contains one five-year renewal option at the same rental rate with continuation of the above stated adjustment provision. This space provides a workstation for 1 employee. This lease contains a 60-day standard cancellation. The Attorney General has approved this lease as to legal form. Source of Funds: 93% Restricted General Funds; 7% General Fund.
14. DEPARTMENT OF STATE, WYANDOTTE – Renewal lease (#7471) from December 1, 2002, through November 30, 2007, with William J. and Vera Sullivan, husband and wife, and Maureen M. Keast and Kathleen A. Roumell, as tenants in common, for 2,373 square feet of rentable office space located at 2942 Van Alstyne, Wyandotte, Michigan. The annual per square foot rental rate for this space is \$13.00 (\$2,570.75 per month). This rate does not include utilities, janitorial, replacement of fluorescent tubes and bulbs, snow removal, trash removal, alarm system monitoring or telecommunications system. Effective June 15, 2003, and every subsequent June 15, any increase or decrease in real estate taxes per annum will be adjusted and paid on an annual basis. This lease contains one five-year renewal option with an annual per square foot rental rate of \$15.00 (\$2,966.25 per month) with continuation of above-stated adjustment provision. This space provides workstations for 12 employees. This lease has a 90-day standard cancellation clause. The Attorney General has approved this lease as to legal form. Source of Funds: 93% Restricted General Funds, 7% General Fund.

ADDENDUM TO LEASE FOR PRIVATE PROPERTY

15. FAMILY INDEPENDENCE AGENCY, MARQUETTE - Addendum # 1 to lease (# 2395) approved by the State Administrative Board on July 7, 1992, Item #29, between Marquette County Board of Commissioner, A Governmental Unit, as Lessor, and the State of Michigan, Department of Social Services, as State, and renamed the Family Independence Agency, as Lessee, for space located at 234 West Baraga Avenue, Marquette. This addendum provides for adding a one four year and nine month renewal option through July 31, 2007, (total square feet 13,825) with an increase in the annual rental of \$6,083.04 per year (\$0.44 per square foot). The new total annual rental will be \$208,204.56 (\$15.06 per square foot). Effective August 1, 2004, through July 31, 2007, the annual per square foot rental rate for this space is \$15.44 (\$17,788.17 per month). This addendum also provides for changing the cancellation clause for the renewal option; updating the Civil Rights language; and adding the Year 2000 language and 1.2A; and modifying paragraphs 1.8, 1.10, 5.1, and 5.2. This addendum contains a 180 either party cancellation. This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease, or any extension. The Attorney General has approved this addendum as to legal form. Source of Funds: 45% Federal Funds; 55% General Fund.
16. DEPARTMENT OF ENVIRONMENTAL QUALITY, CADILLAC - Addendum #1 to lease (#10215) approved by the State Administrative Board on December 11, 1994, Item #11, between the City of Cadillac, A Municipal Corporation, as Lessor, and the State of Michigan, Department of Environmental Quality, as Lessee, for space located at 120 Chapin Street, Cadillac. This Addendum provides for changing the legal description of property the parking lot is located on at the same terms and conditions and the same amount of parking spaces with continuation of the adjustment schedule. This Addendum becomes effective upon the last State Governmental approval and continues on through the termination date of the lease, or any extension. This lease contains a 180-day executive cancellation clause. The Attorney General has approved this Addendum as to legal form. Source of Funds: Various

RECOMMENDATION FOR GRANT OF UTILITY EASEMENT

17. DEPARTMENT OF CORRECTIONS (DOC), PENTLAND TOWNSHIP - That for and in consideration of payment of an administrative fee of \$250.00 The State Administrative Board, under authority of Act 431 of the Public Acts of 1984, as amended, grant to Cloverland Electric Cooperative with offices at 2916 West M28, Dafer, Michigan, 49724-9761, a utility easement on the following described property for the exclusive purposes of installing and servicing electrical power lines and related fixtures and appurtenances to service State-owned water wells:

Township 45 North, Range 10 West, Section 1, The East half of the Northwest quarter AND ALSO the Northeast quarter except: Beginning North 88° 50' 32" West of the East quarter corner of Section 1 a distance of 1624.86 feet; thence North 00° 39' 44" East 442 feet; thence North 88° 50' 32" West 190 feet; thence North 00° 20' 00" West 399.11 feet; thence North 88° 50' 32" West 411.68 feet; thence North 00° 20' 00" West 464.35 feet; thence South 88° 50' 32" East 211.68 feet; thence North 00° 20' 00" West 588.61 feet; thence North 18° 54' 33" East 765.49 feet to the North line of Section 1; thence East to the East line of Section 1; thence South to the Point Of Beginning of exception. 40.22 acres more or less. This easement is limited to eight feet on each side of the cable as installed across the Southerly 160 feet of the above-described parcels.

Further, that all legal documents relative to the Grant of Easement be prepared by the Office of the Attorney General (AG).

Further, that all monies received be deposited in the General Fund of the State.

18. DEPARTMENT OF COMMUNITY HEALTH (DCH), PONTIAC TOWNSHIP - That for and in consideration of payment of an administrative fee of \$500.00 and \$1,000.00 for the value of the easement the State Administrative Board, under authority of Act 431 of the Public Acts of 1984, as amended, grant to Comcast Cable Investors, Inc. with offices at 29777 Telegraph Road, Suite 4400, Southfield, MI 48037, an easement on the following described property:

Easement A - The Centerline of a ten (10) foot wide easement for Comcast Cable Investors, Inc. cable television lines and other state approved utility lines described as part of the NW $\frac{1}{4}$ of Section 30, T3N, R10E, Pontiac Twp., City of Pontiac, Oakland County, Michigan and more particularly described as Beginning at a point distant, S 89 degrees 16 minutes 27 seconds E, 1453.02 feet and S 00 degrees 14 minutes 18 seconds E 723.15 feet from the "Property Controlling Corner" (Previously Recorded as the SW Corner of Section 19); thence S 89 degrees 45 minutes 42 seconds W, 6.50 feet to the Point of Ending.

Easement B - The Centerline of a ten (10) foot wide easement for Comcast Cable Investors, Inc. cable television lines and other state-approved utility lines described as part of the NW $\frac{1}{4}$ of Section 30, T3N, R10E, Pontiac Twp., City of Pontiac, Oakland County, Michigan and more particularly described as Beginning at a point distant, S 89 degrees 16 minutes 27 seconds E, 1453.02 feet and S 00 degrees 14 minutes 18 seconds E 1281.61 feet from the "Property Controlling Corner" (Previously Recorded as the SW Corner of Section 19); thence S 89 degrees 45 minutes 42 seconds W, 63.80 feet to the Point of Ending.

Further, that all legal documents relative to the Grant of Easement be prepared by the Department of Attorney General.

Further, that all monies received be deposited in the General Fund of the State.

RESOLUTION OF THE STATE ADMINISTRATIVE BOARD

19. RESOLUTION OF THE STATE ADMINISTRATIVE BOARD APPROVING A COMPLETION ASSURANCE AGREEMENT, A CONVEYANCE OF PROPERTY AND A LEASE FOR THE UNIVERSITY OF MICHIGAN-DEARBORN HUBBARD DRIVE PROFESSIONAL TRAINING AND EDUCATION BUILDING ACQUISITION (PHASE I)